

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM****SUBJECT:** Approval of the Final Plat for Parker's Corner**DEPARTMENT:** Planning & Development **DIVISION:** Development Review**AUTHORIZED BY:** Dan Matthys **CONTACT:** Cynthia Sweet **EXT.** 7443

**Agenda Date** 5/10/2005 **Regular** ☐ **Consent** ☒ **Work Session** ☐ **Briefing** ☐  
**Public Hearing – 1:30** ☐ **Public Hearing – 7:00** ☐

**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute the Final Plat for Parker's Corner – Parker's Corner, LLC – George Parker, applicant

District 1 – Dallari (Cynthia Sweet, Planner) *PH*

**BACKGROUND:**

The applicant, Parker's Corner, LLC, is requesting approval of the Final Plat for Parker's Corner. The plat consists of 2 lots on a 3.537 acre parcel. The property is zoned PCD (Planned Commercial Development). Each lot will be serviced by Seminole County water and sewer. No new roads are created by the plat and utility easements are hereby dedicated to the public by this plat.

The site is located at the northeast corner of Aloma Avenue (SR 426) and Tuskawilla Road, in Section 36, Township 21 South, Range 30 East.

The plat meets all the applicable conditions of the approved Development Order (# 0-20000045) for Parker's Planned Commercial Development, Chapter 35 of the Seminole County Land Development Code and Section 177, Florida Statutes.

**STAFF RECOMMENDATION:**

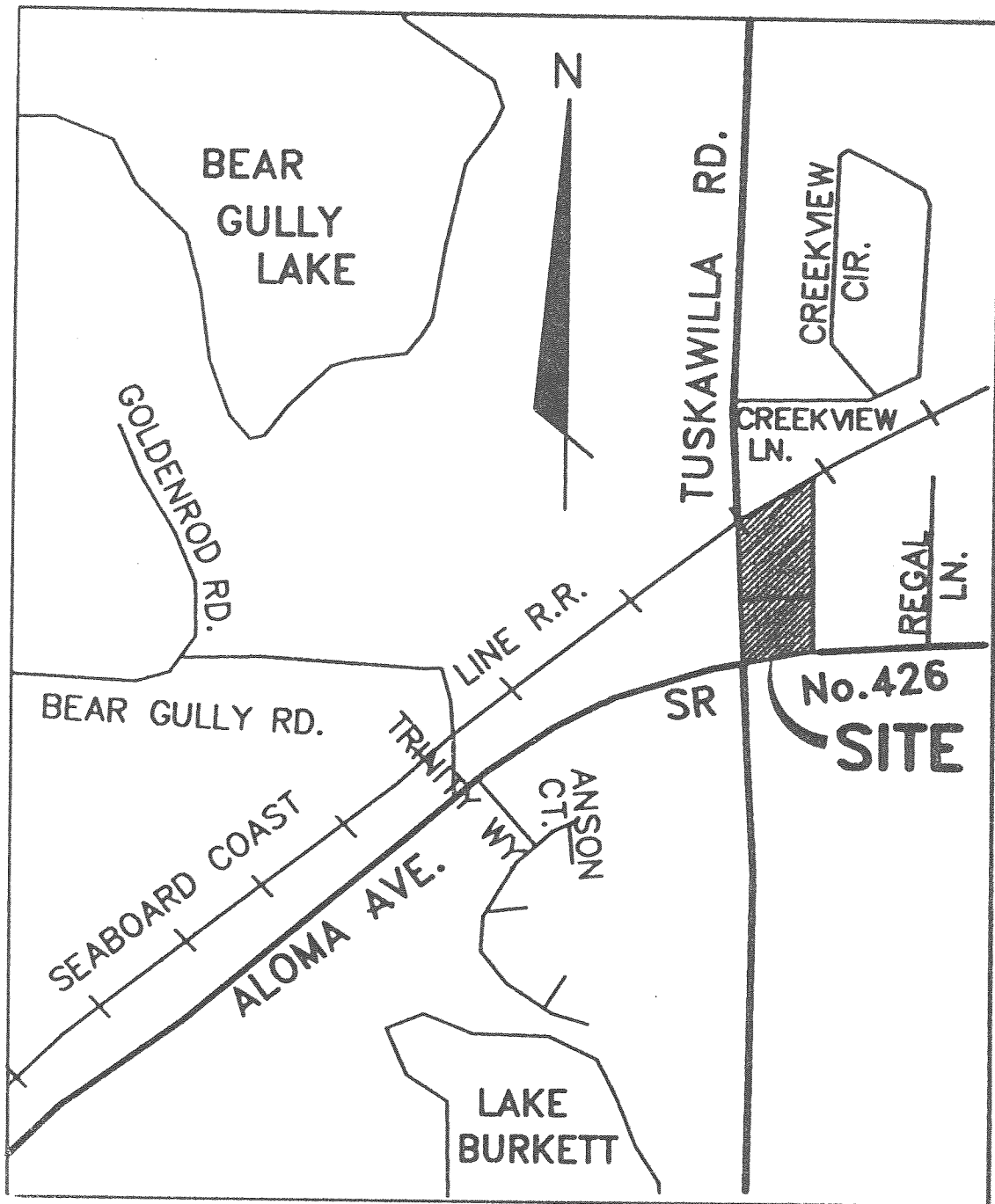
Staff recommends approval of the Final Plat for Parker's Corner.

District 1 - Dallari

Attachments: Location Map – Exhibit A

Reduced Copy of Plat – Exhibit B

Reviewed by:  
Co Atty: KR  
DFS: \_\_\_\_\_  
Other: JS  
DCM: JS  
CM: JS  
File No. cpdd04



## VICINITY MAP

NOT TO SCALE

**VICINITY MAP**  
NOT TO SCALE

## PARKER'S CORNER

### SECTION 36, TOWNSHIP 21 SOUTH, RANGE 30 EAST

### SEMINOLE COUNTY, FLORIDA

SHEET 1 OF 1

PLAT BOOK PAGE

**LOT 2**

**LOT 1**

**TUSKAWILLA ROAD**

**STATE ROAD No. 426 (ALOMA AVENUE)**

**POINT OF BEGINNING**

**POINT OF COMMENCEMENT**

**LEGEND**

**STATE PLANE COORDINATES**

BASED ON SEMINOLE HORIZONTAL CONTROL POINTS  
GPS #0186, GPS #0187 AND CERTIFIED CORNER  
RECORD #057455 FOR THE WEST 1/4 CORNER  
SECTION 36, TOWNSHIP 21 SOUTH, RANGE 30  
EAST, SEMINOLE COUNTY, FLORIDA.  
(SCALE FACTOR: 0.999948634)

(1)	1557782.3658	57110.8683
(2)	1557789.174	570901.9641
(3)	1557818.7403	570871.4761
(4)	1558023.2017	570868.1322
(5)	15580276.8132	570805.7188
(6)	1558491.3451	571114.7703

**DESCRIPTION**

That portion of Section 36, Township 21 South, Range 30 East, Seminole County, Florida described as follows:

Commence at the Southeast corner of the Northeast 1/4 of said Section 36; thence North 89°39'30" West along the South line of said Northeast 1/4 for 992.79 feet to the East line of the West 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 36; thence North 00°22'58" West along said East line for 69.78 feet to the northerly right-of-way line of State Road No. 426 (Aloma Avenue) and Point of Beginning; thence North 89°51'46" West along said northerly right-of-way line for 228.94 feet to the westerly right-of-way line of Tuskawilla Road; thence along said westerly right-of-way line the following three (3) courses: run North 44°55'53" West for 42.48 feet; thence North 00°00'00" East for 204.55 feet; thence North 01°51'58" West for 253.87 feet to the southerly boundary of a Florida Rails to Trails parcel, formerly the southerly right-of-way line of the CSX Railroad; thence North 51°18'25" East along said southerly boundary for 336.57 feet to the East line of the West 1/4 of the Southeast 1/4 of the Northeast 1/4 of aforesaid Section 36; thence South 00°22'58" East along said East line for 699.20 feet to the Point of Beginning.

Containing 3.537 acres, more or less.

**NOTES**

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 30 EAST AS BEING N 89°39'30" W, ASSUMED.
- RIGHT OF WAY FOR TUSKAWILLA ROAD BASED ON SEMINOLE COUNTY RIGHT OF WAY MAPS PREPARED BY "GEE & JENSON". (SH 5 OF 17, DATED 8/89, LAST REVISION 4-12-94)
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

**JOINDER AND CONSENT TO DEDICATION**

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgage, lien or other encumbrance, which is recorded in Official Record Book 4154, Page 172, of the Public Records of Seminole County, Florida, shall be subordinated to the above dedication.

Signed, sealed and delivered 7-Eleven, Inc., a Texas Corporation in the presence of:

Signature: David A. Folkner By: David A. Folkner  
Print Name: DAVID A. FOLKNER Signature  
Signature: Marian Smith By: Marian Smith  
Print Name: MARIAN SMITH Signature  
STATE OF FLORIDA TEXAS  
COUNTY OF DALLAS  
Title: Assistant Secretary

THIS IS TO CERTIFY, that on August 1, 2003 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared MARIAN SMITH as DAVID A. FOLKNER 7-Eleven, Inc. to me known to be the person described in and who executed the foregoing Joinder and Consent to Dedication and severally acknowledged the execution thereof to be free and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date:

Signature: David L. Buell By: David L. Buell  
Print Name: DAVID L. BUELL Signature  
My Commission Expires: August 4, 2005  
Notary Public Signature  
Commission #: 10037782

**JOINDER AND CONSENT TO DEDICATION**

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgage, lien or other encumbrance, which is recorded in Official Record Book 4154, Page 172, of the Public Records of Seminole County, Florida, shall be subordinated to the above dedication.

Signed, sealed and delivered in the presence of:

Signature: Melissa O'Hall By: Melissa O'Hall  
Print Name: MELISSA O'HALL Signature  
Signature: Carol Jean Clarke By: Carol Jean Clarke  
Print Name: CAROL JEAN CLARKE Signature  
STATE OF FLORIDA  
COUNTY OF SEMINOLE  
Title: Exec. V.P.

THIS IS TO CERTIFY, that on before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared DAVID A. FOLKNER as DAVID A. FOLKNER of Bankfirst to me known to be the person described in and who executed the foregoing Joinder and Consent to Dedication and severally acknowledged the execution thereof to be free and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date:

Signature: Melissa O'Hall By: Melissa O'Hall  
Print Name: MELISSA O'HALL Signature  
Signature: Carol Jean Clarke By: Carol Jean Clarke  
Print Name: CAROL JEAN CLARKE Signature  
Notary Public Signature  
My Commission Expires: DD002630  
Commission #: DD002630

**PARKER'S CORNER DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, Corporation named below being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed.

IN WITNESS WHEREOF the said owners has hereunto set his hand and seal this 1st day of August, 2003.

PARKER'S CORNER, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

By: George Parker  
Signature  
Printed Name: GEORGE PARKER Managing Member

WITNESS  
Signature: Melissa O'Hall  
Printed Name: MELISSA O'HALL

Signature: Carol Jean Clarke  
Printed Name: CAROL JEAN CLARKE

STATE OF FL COUNTY OF Seminole

THIS IS TO CERTIFY, that on Aug 29, 2003 before me, an officer duly authorized to take acknowledgments in the state and County aforesaid, personally appeared GEORGE PARKER, Managing Member of Parker's Corner LLC, the Owner of the above named property under the laws of the State of Florida, is personally known to me and did not take on oath that the persons described in and who executed the foregoing Dedication and acknowledged the execution thereof to be free and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date:

Signature: Carol Jean Clarke By: Carol Jean Clarke  
Printed Name: CAROL JEAN CLARKE Signature  
Notary Public  
Commission Number: DD002630  
Name: Carol Jean Clarke My Commission Expires: 2/19/2005

**CERTIFICATE OF SURVEYOR**

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was under my responsible direction and supervision, and the survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.091(7) regarding permanent reference monuments, and that the land is located in Seminole County, Florida.

Professional Engineer and Mapper No. 3989  
Signature: David L. Buell By: David L. Buell  
Print Name: DAVID L. BUELL Signature  
Date: 3.29.04

**CERTIFICATE OF COUNTY SURVEYOR**

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN CONFORMITY WITH CHAPTER 177.08(1) FLORIDA STATUTES.

Steve L. Wassels, P.L.S.  
Florida Registration Number 4589  
County Surveyor for Seminole County, Florida

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, that on August 1, 2003 the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board  
Clerk of the Board

**CLERK OF THE COURT**

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies with all of the requirements of Chapter 177, Florida Statutes and was filed for Record on

This 1st day of August, 2003.

File No. DD002630

Clerk of the Circuit Court, Seminole County, Florida